ST. CHARLES SINCE 1834	**PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Project Title/Address:	Meijer Sign Amendment – Vet IQ		
	City Staff:	Ellen Johnson, Planner		
	PUBLIC HEARING 7/2/19	X	**MEETING 7/2/19**	X
APPLICATIONS:		Special Use		
ATTACHMENTS AND SUPPORTING DOCUMENTS:				
Staff Report		Exhibit C from Ordinance 2018-Z-8		
Application				

SUMMARY:

The subject property is the Meijer store located at 855 S. Randall Rd. Signage on the Meijer building is governed by the Meijer PUD Ordinance, as amended. Last month, the City approved a Special Use for an Animal Hospital allowing VetIQ to locate within Meijer. It was noted during the review process that no wall signage would be permitted for VetIQ due to the existing PUD restrictions.

Andrew Christensen on behalf of Community Veterinary Clinics LLC/PetIQ LLC is requesting to amend the Meijer PUD to increase the allowable wall signage on the Meijer store building in support of the VetIQ clinic. Two additional wall signs are proposed:

- Sign 1 – East wall. 20 sf. Illuminated cabinet sign.
- Sign 2 – South wall. 4.625 sf. Non-illuminated aluminum sign.

The proposed amendment would increase the number of wall signs allowed on the Meijer building to eight (8) with a total sign area of 595.24 sf.

SUGGESTED ACTION:

Conduct the public hearing on the Special Use and close if all testimony has been taken.

The Plan Commission may vote on this item should the Commission feel that they have enough information to make a recommendation.

Staff has found the application materials to be complete.

INFO / PROCEDURE – SPECIAL USE (PUD AMENDMENT) APPLICATIONS:

- Approval of development project with specific deviations from the Zoning Ordinance standards. (Establishes a PUD ordinance with unique zoning or subdivision standards that apply to a single development site)
- Public hearing is required, with a mailed notice to surrounding property owners.
- Single finding – Is the PUD in the public interest? Criteria are considered in reaching a decision. Responses to the criteria need not be in the affirmative to recommend approval of a PUD or PUD Amendment.
- The Plan Commission may recommend conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation and other elements of the PUD as deemed necessary to secure compliance with the standards specified in the Zoning Ordinance.
- The Plan Commission may recommend exceptions and deviations from the requirements of the Zoning and Subdivision Codes requested by the applicant, to the extent that it finds such exceptions and deviations are supportive of the standards and purposes for PUDs.

Community & Economic Development
Planning Division
Phone: (630) 377-4443
Fax: (630) 377-4062

ST. CHARLES
SINCE 1834

Staff Report

TO: Chairman Todd Wallace
And Members of the Plan Commission

FROM: Ellen Johnson, Planner

RE: Amendment to Special Use for Planned Unit Development – Meijer PUD (855 S. Randall Rd.)

DATE: June 28, 2019

I. APPLICATION INFORMATION

Project Name: Meijer Sign Amendment – VetIQ

Applicant: Community Veterinary Clinics, LLC/PetIQ

Purpose: To increase the permitted wall signage on the Meijer store

General Information:

Site Information	
Location	855 S. Randall Rd.
Acres	27.8 acres

Applications	**1) Special Use (PUD Amendment)**
Applicable Ordinances and Zoning Code Sections	17.04 Administration Ordinance No. 2018-Z-8 "An Ordinance Amending Ordinances 1999-M-24 and 2017-Z-11 (Meijer PUD) regarding the Pharmacy Drive-Through, Signage, and Required Parking and Granting Approval of a PUD Preliminary Plan for Meijer, 855 S. Randall Road)"

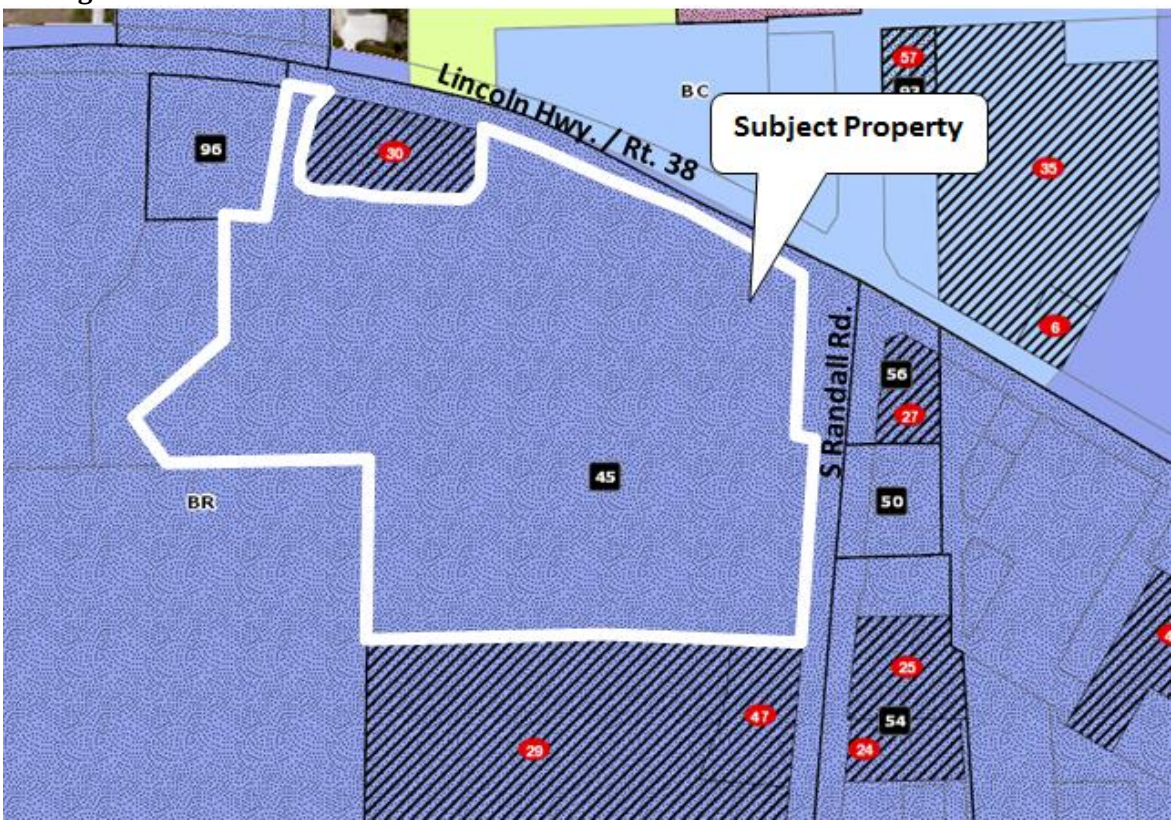
Existing Conditions	
Land Use	Commercial- Meijer store
Zoning	BR Regional Business & PUD (Meijer PUD)

Zoning Summary		
North	BC Community Business PL Public Lands	Retail strip center, Moose Lodge, Fair Grounds
East	BR Regional Business & PUD (Randall Road Commercial PUDs)	Commercial uses
South	BR Regional Business & PUD (Meijer PUD)	Lowe's
West	BR Regional Business & PUD (Bricher Commons PUD & Metro Storage PUD)	Metro Storage facility, vacant land

Comprehensive Plan Designation
Corridor/Regional Commercial

Aerial

Zoning



II. BACKGROUND & PROPOSAL

The subject property is the site of the Meijer store located at the southwest corner of Randall Rd. and Lincoln Hwy. Development of the property was approved under Ordinance 1999-M-24 "An Ordinance Granting a Special Use as a Planned Unit Development (Meijer PUD)".

The Meijer PUD was amended in 2017 and 2018 with regards to wall signage on the Meijer store building. Per Ordinance 2018-Z-3, a total of six wall signs are permitted with a total square footage of 570.61 sf. The permitted signage currently exists on the building.

Last month, the City approved a Special Use for an Animal Hospital allowing VetIQ to locate within the southeast corner of the Meijer store (Ordinance 2019-Z-9). It was noted during the review process that no exterior wall signage would be permitted for VetIQ due to the existing PUD restrictions.

Andrew Christensen on behalf of Community Veterinary Clinics LLC/PetIQ LLC has submitted an application for Special Use to amend PUD Ordinance 2018-Z-8 to increase the allowable wall signage on the Meijer store in support of the VetIQ clinic. Two additional wall signs are proposed:

- Sign 1 – East wall. 20 sf. Illuminated cabinet sign.
- Sign 2 – South wall. 4.625 sf. Non-illuminated aluminum sign.

III. ANALYSIS

The table below lists the Meijer wall signage currently permitted per the PUD Ordinance, followed by the additional wall signage proposed by the applicant.

PUD Ordinance	
Wall Signs	**Sign Area (square feet)**
Meijer	395.67 sf
Fresh	51.7 sf
Home	49.5 sf
Pharmacy Drive-Up	30.74 sf
Starbucks	16 sf
US Bank	27 sf
TOTAL PERMITTED	6 signs; 570.61 sf
Proposed Additional Signs	
VetIQ #1	20 sf
VetIQ #2	4.625 sf
TOTAL PROPOSED	**8 signs; 595.24 sf**

The proposed amendment would increase the number of wall signs allowed on the Meijer building to eight (8) with a total sign area of 595.24 sf. All other PUD signage regulations, including provisions for monument and freestanding signs, will remain unchanged.

IV. SUGGESTED ACTION

Conduct the public hearing on the Special Use and close if all the testimony has been taken.

The Plan Commission may vote on this item should the Commission feel that they have enough information to make a recommendation.

Staff has found the application materials to be complete.

V. ATTACHMENTS

- Application for Special Use (PUD Amendment); received 6/3/19
- Sign Renderings
- Excerpt from Ordinance 2018-Z-8 (Exhibit C)

CITY OF ST. CHARLES

TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984

ST. CHARLES SINCE 1834

COMMUNITY & ECONOMIC DEV./PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

For City Use	
Project Name:	Meijer Sign Amendment-VetIQ
Project Number:	2019 -PR- 006
Application Number:	PLSU201900124

Received Date
RECEIVED
St. Charles, IL
JUN 03 2019
CDD
Planning Division

To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location: meijer store 855 S. Randall Rd. St. Charles, IL 60174	
	Parcel Number (s):	
	Proposed Name: VetIQ	
2. Applicant Information:	Name: Community Veterinary Clinics, LLC / petIQ	Phone: 208-939-8900 x350
	Address: 923 S Bridgeway pl. Eagle, ID 83616	Fax:
		Email: andrew.christensen@petiq.com
3. Record Owner Information:	Name: Meijer Stores	Phone:
	Address: 2350 3 Mile Rd. NW Grand Rapids, MI 49544	Fax:
		Email: Kurt.adams@meijer.com

Please check the type of application:

- ☐ **Special Use for Planned Unit Development - PUD Name:** Community Veterinary Clinics, LLC Animal Hospital - Pet IQ
  - ☐ New PUD
  - ☑ Amendment to existing PUD- Ordinance #: Amend.- allow any additional signage
  - ☐ PUD Preliminary Plan filed concurrently

- ☐ **Other Special Use (from list in the Zoning Ordinance):** _____
  - ☐ Newly established Special Use
  - ☐ Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: Corridor / Regional Commercial

Is the property a designated Landmark or in a Historic District? No

What is the property's current zoning? BR-PUD

What is the property currently used for? Commercial (Meijer store)

If the proposed Special Use is approved, what improvements or construction are planned?

Tenant Build-out to accommodate a Veterinarian Wellness Center

For Special Use Amendments only:

Why is the proposed change necessary?

To allow any additional signage

What are the proposed amendments? (Attach proposed language if necessary)

Amendment to PUD Ordinance #2018-Z-8: To allow any additional signage, including an awning sign

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

Attachment Checklist:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

☐ **APPLICATION FEE:**

Application fee in accordance with Appendix B of the Zoning Ordinance. (Special Use for PUD $1,000; all other Special Use requests $750)

City of St. Charles

☑ **REIMBURSEMENT OF FEES AGREEMENT:**

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

☑ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	$1,000	$2,000	$3,000	$4,000
2 or 3	$2,000	$4,000	$5,000	$7,000
4 or more	$3,000	$5,000	$7,000	$10,000

☐ **PROOF OF OWNERSHIP and DISCLOSURE:**

a) A current title policy report; or

b) A deed and a current title search.

NA

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

NA ☐ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper

☐ **PLAT OF SURVEY:**

NA

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

☑ **FINDINGS OF FACT:**

Fill out the attached forms or submit responses on a separate sheet (*Submit "Criteria for PUD" for any PUD application; "Findings for Special Use" for all other Special Use applications.)*

☑ **LIST OF PROPERTY OWNERS WITHIN 250 FT.:**

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

- ☐ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

NA

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. http://www.kanedupageswcd.org/

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

- ☐ **ENDANGERED SPECIES REPORT:**

NA

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. http://dnr.illinois.gov/EcoPublic/

Fill out the online form, print the report and submit with this application.

- ☐ **TRAFFIC STUDY:** If requested by the Director of Community Development.

NA

Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.

- ☑ **PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies of Plans:

Initial Submittal - Ten (10) full size copies, Three (3) 11" by 17", and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

- ☑ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line

21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
    a. Location, height, intensity and fixture type of all proposed exterior lighting
    b. Photometric information pertaining to locations of proposed lighting fixtures

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

N/A

Record Owner Date

Applicant or Authorized Agent 5/24/19
Date

Kurt Adams
Director of Property Management
Phone: 616.791.3621
E-Mail: kurt.adams@meijer.com

June 12, 2019

City of St, Charles, IL
Planning/Zoning Department
2 E. Main Street
St. Charles, IL 60174-1984

RE: Letter of Authorization authorizing PetIQ to apply for PUD Amendment to increase the allowable signage @ Meijer Store: 855 S. Randall Road, St. Charles, IL 60174

To Whom It May Concern:

I hereby authorize Community Veterinary Clinics, LLC/PetIQ to apply for PUD Amendment to increase the allowable signage on the Meijer Store building located at 855 S. Randall Road, St. Charles, IL 60174.

PetIQ will be installing 2 exterior signs one being 20 square feet in size, and the other being 4.625 square feet in size.

I can be reached at 616-791-3621 or feel free to email me at kurt.adams@meijer.com if you have any additional questions in the matter.

Sincerely,

Kurt Adams
Director of Property Management/Meijer Stores

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)

For Special Use for PUD or PUD Amendment applications.

The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether a proposed Planned Unit Development is in the public interest.

As the applicant, the "burden of proof" is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.

(You may utilize this form or provide the responses on another sheet.)

Meijer PUD
PUD Name

6/6/19
Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:
The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

Yes, The proposed signage will be consistent with the existing signage on Meijer store today. (See Renderings)
property is in existing PUD (Meijer)
855 S. Randall Rd., St. Charles, IL 60174

ii. **The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**

A. **Conforming to the requirements would inhibit creative design that serves community goals, or**
B. **Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public are, pedestrian and transit facilities.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
3. The PUD will provide superior landscaping, buffering or screening.
4. The buildings within the PUD offer high quality architectural design.
5. The PUD provides for energy efficient building and site design.
6. The PUD provides for the use of innovative stormwater management techniques.
7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.
8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
9. The PUD preserves historic buildings, sites or neighborhoods.

Yes, the proposed signage will be consistent with the existing signage on Meijer Store today. (See Renderings)

property is in existing PUD (Meijer)

855 S. Randall Rd., St. Charles, IL 60174

iii. The proposed PUD conforms with the standards applicable to Special Uses (section 17.04.330.C.2):

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

Yes

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

Yes

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

Yes

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Yes

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Yes

F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

Yes

iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.

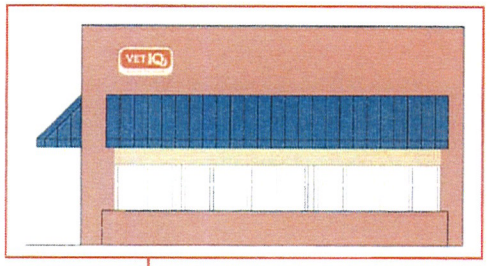
Yes

v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.

Yes

Proposed VetIQ Sign on Front of Building

74.875"W x 38.5"H – 20 SQ FT - LIGHTED SIGN



Proposed VetIQ Sign on Side Entrance

36"W x 18.5"H Sign – 4.625 SQ FT
30"x40" Poster – 8.33 SQ FT

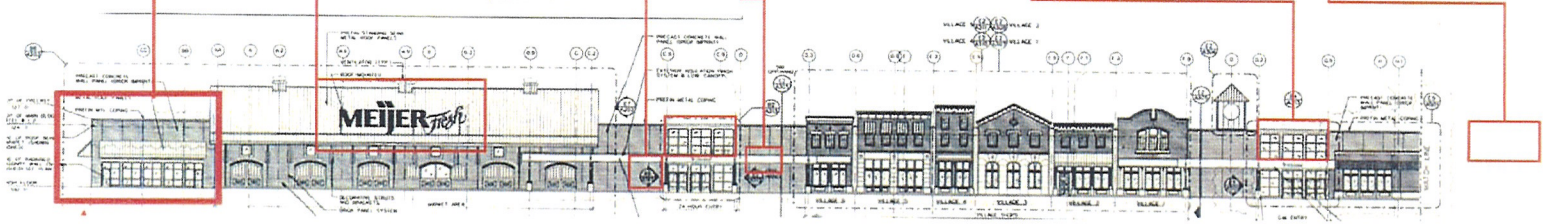
MEIJER SIGN

STARBUCKS & FRESH SIGNS

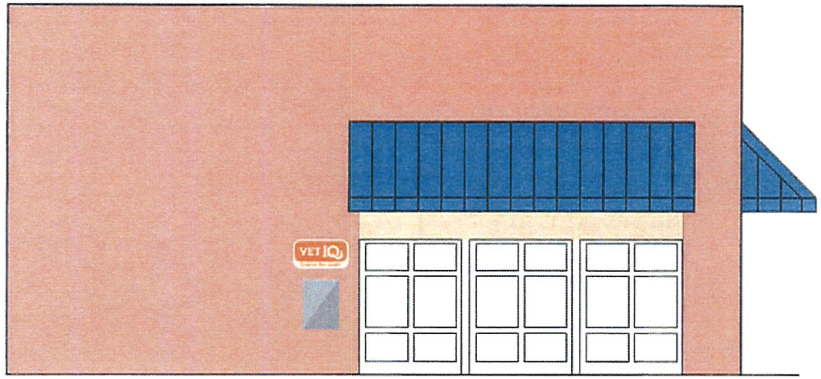
US BANK SIGN

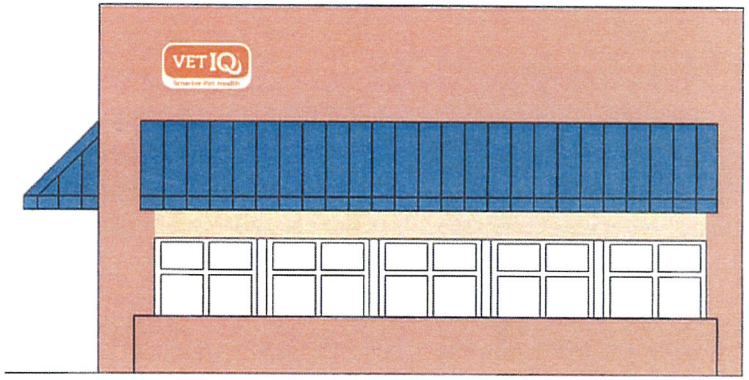
HOME SIGN

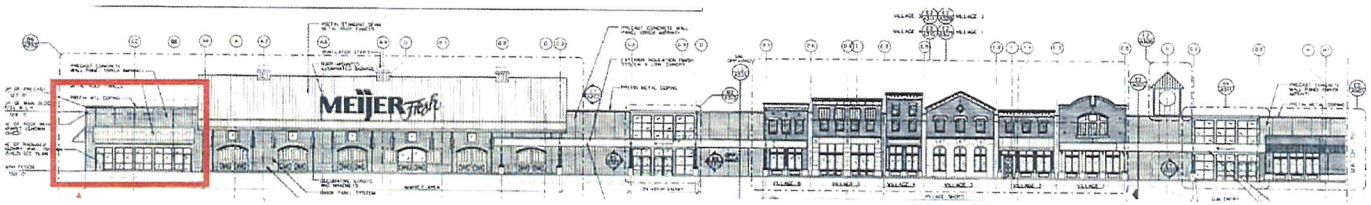
PHARMACY SIGN



182_ST_CHARLES, IL – FRONT ELEVATION







ST CHARLES EXTERIOR

meijer

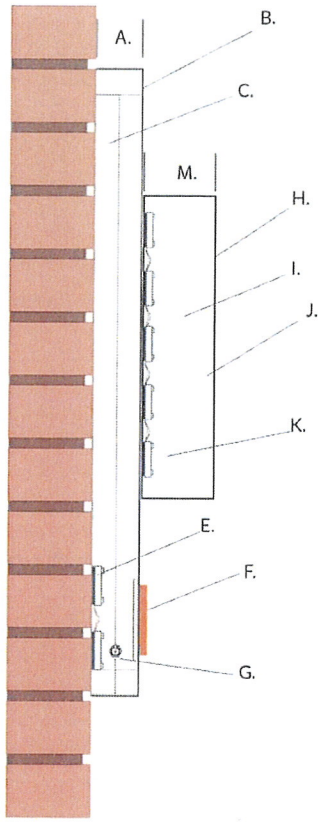
Meijer Exterior Building Sign Request

Licensee Information		Sign Company Information	
Name:	VetIQ Petcare	Name:	Silicon Signs
Meijer Store #:	310	Street Address:	2591 W 700 S #7
Space ID:	Space "C"	City:	Springville
Contact name:	Chad Longson	State:	UT
e-mail:	chad.longson@petiq.com	Zip Code:	84663
Phone:	208-939-8900 ext 313	Contact name:	Chase Dalton
		e-mail:	chase@siliconsigns.com
		Phone:	503.480.6477

Sign Specifications

Sign Material	2" DEEP ALUMINUM CABINET -3" DEEP FABRICATED CHANNEL LETTERS "VET IQ" -WHITE CHANNELS, TRIM CAP -2447 WHITE FACES WITH 6500K WHITE LED LIGHTING -PANTONE 166C PAINTED DETAIL ON FACE WITH SATIN WHITE PAINTED BACKGROUND -1/2" THICK STENCIL CUT PUSH THRU "SMARTER PET HEALTH" COPY BACKED UP WITH GERBER 230-44 ORANGE TRANSLUCENT VINYL	Thickness of Sign:	5" Deep
		Paint manufacturer and color name/number:	Akzo Nobel PMS 166c
Installation:	Mounted flush to wall with masonry anchors and ¼" lag screws		
Height & Length:	74.875" W x 38.5" H		
Total square feet:	20 SF	Other Comments:	

Installation detail (insert below)



(1) ROUTED ALUMINUM FACE WITH ACRYLIC PUSH THROUGH LETTERING

A. 2" DEEP SINGLE SIDED CABINET

B. 1/8" ALUMINUM FACE AND RETURNS

C. INTERNAL ALUMINUM FRAME

D. AKAZO NOBEL ENAMEL PAINT - PMS 166c

E. WHITE 8500K LEDs

F. 1/2" WHITE ACRYLIC LETTERS BACKED WITH TRASLUCENT VINYL TO MATCH PMS 166c

G. EXTERNAL POWER SWITCH

(2) FACE-LIT CHANNEL LETTERS

H. 3/16" WHITE ACRYLIC FACES

I. .063 WHITE ALUMINIM RETURNS

J. WHITE 1" TRIMCAP

K. 8500K LEDS

L. MOUNTED FLUSH TO CABINET

M. 3" DEEP CHANNEL LETTERS

Sign Image (insert below)

A - (OVER EXTERIOR DOOR)

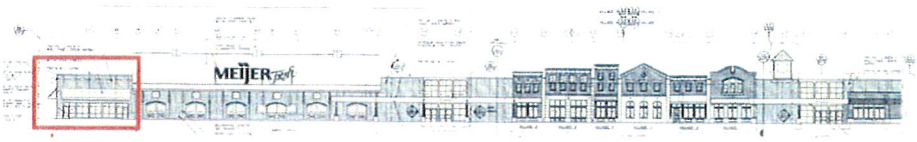
NON ILLUMINATED WALL SIGN:
-1"DEEP .090 ALUMINUM PANEL PAINTED SATIN WHITE WITH PANTONE 166c ORANGE DETAIL
-1/2" THICK FLAT CUT LETTERS "VET IQ" PAINTED SATIN WHITE DRILLED AND TAPPED
-3/8" THICK "Smarter Pet Health" PAINTED PANTONE 166c ORANGE
-STUD MOUNTED

B - (STOREFRONT SIGN)

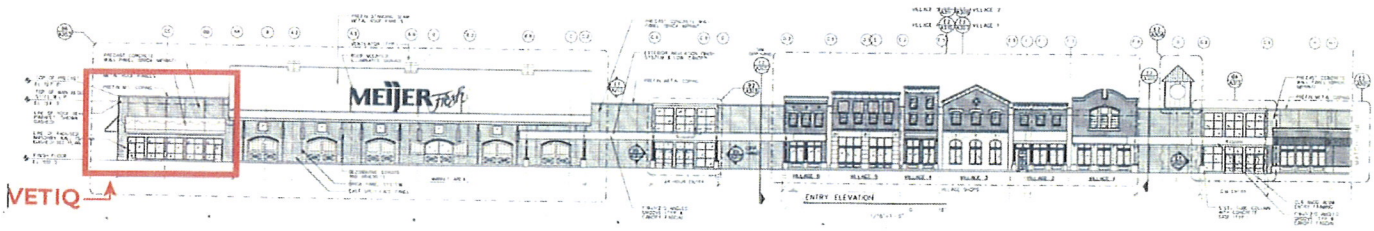
STOREFRONT SIGN:

- .090 ALUMINUM FACE WITH 1" INSET WELDED PERIMETER FLANGE
- 4" DEEP FABRICATED CHANNEL LETTERS "VET IQ"
- WHITE CHANNELS, TRIM CAP
- 2447 WHITE FACES WITH 6500K WHITE LED LIGHTING
- PANTONE 1655C PAINTED DETAIL ON FACE WITH SA TIN WHITE PAINTED BACKGROUND
- 3/4" THICK STENCIL CUT PUSH THRU "SMARTER PET HEALTH"
  COPY BACKED UP WITH GERBER 230-44 ORANGE TRANSLUCENT VINYL

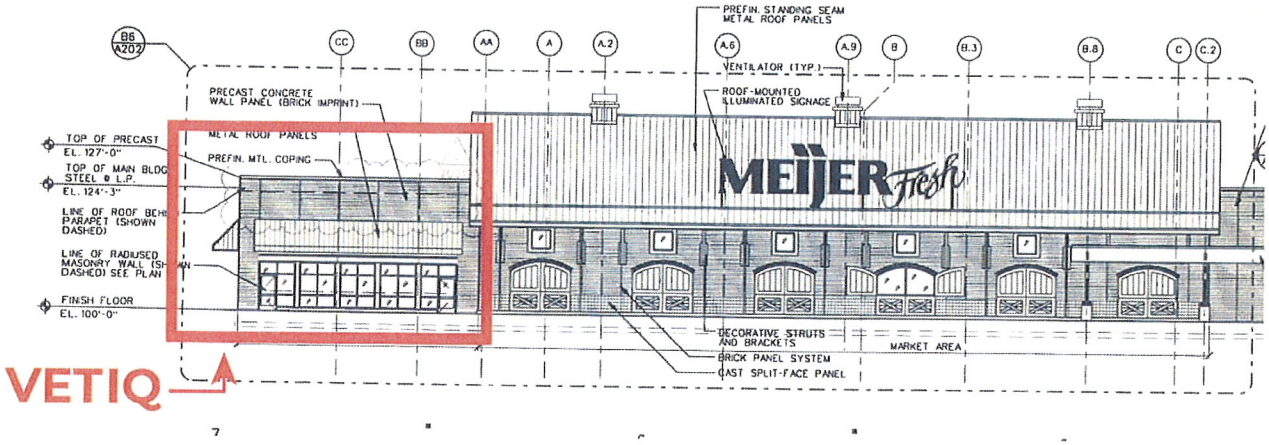
Picture of sign area, with sign imposed & to-scale (insert below)



Picture of the entire Meijer store facade (insert below)

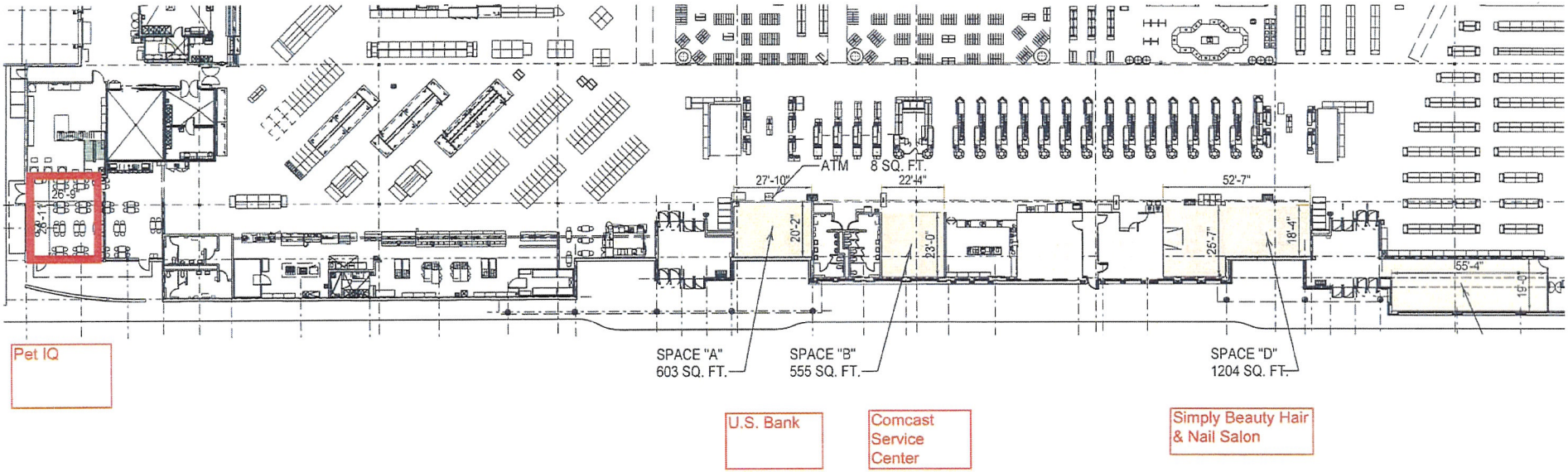


Picture of the left half of the Meijer store facade (insert below)



Picture of the right half of the Meijer store facade (insert below)

meijer



Pet IQ

U.S. Bank

Comcast Service Center

Simply Beauty Hair & Nail Salon

FLOOR PLAN

meijer 182

ST. CHARLES

IN-STORE LICENSE SPACE

REVISION DATE $DATE$

EXHIBIT "C"
SIGNAGE SUMMARY

TYPE	LOGO	NUMBER	SQ. FT. of EACH	TOTAL SQ. FT.
Wall Sign	Meijer	1	395.67	395.67
Wall Sign	Fresh	1	51.70	51.70
Wall Sign	Home	1	49.50	49.50
Wall Sign	Pharmacy Drive-Up	1	30.74	30.74
Wall Sign	Starbucks	1	16.00	16.00
Wall Sign	US Bank	1	27.00	27.00
			Total Mounted on Main Store	**570.61**
Monument Sign	Meijer, 24 Hours	2	57.56	57.56
			Total Monument	**115.12**
Gas Station Multiple Canopy Logos	Meijer	3	14.60	43.80
			Total Mounted on Gas Station Canopy	**43.80**
Gas Station Monument Price Cabinet w/o Logo	Type of Gas/Price	1	70.63	70.63
			Total Free Standing Gas Station	**70.63**
Off-Site Sign for Outlot Development on Meijer property (to be located along Randall Rd.)	4-Panel Sign	1	100	100
			Total Monument Sign for Outlot	**100**
			Total Area of All Signage	**900.16**